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gcountrye middlesex
water.com
info@beaconengineering
llc.com

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**ARCHITECTS
ENGINEERS**

400 HIGH STREET
SEAFORD, DE 19973
PH: 302.628.1421
FAX: 302.628.8350

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

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JAMES H. WILLEY, JR., P.E.
PETER A. BOZICK, JR., P.E.
JUDY A. SCHWARTZ, P.E.
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AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

May 13, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: Millville Tidewater Site Plan Review
Preliminary Site Plan Review
Millville, Delaware
GMB File No. R200218.00

Dear Ms. Botchie:

We have completed our review of the Preliminary Site Plan Set dated March 30, 2021, as submitted by Tidewater Utilities, Inc. The site is located on Tax Map Parcel 134-15.00-116.01 and zoned MPC Master Planned Community District with one existing entrance on Roxana Road. The submission was reviewed per Town of Millville Code Section 155 Zoning and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

1. Per the Town Code Section 155-66, Paragraph E, Item 3, Part b: The preliminary shall show the name and address of the owner of record. **The Owner of record on the County records doesn't match what is listed in the Site Data Table on plans. The Owner's Certification should also be updated with new Owner's information.**
2. Per the Town Code Section 155-12, Paragraph E, Section 1(b)[3]: No building shall be constructed to a height greater than 42 feet, unless the Town Council finds that approval of a waiver of this requirement will not adversely affect adjacent property. **Please note that elevated storage tanks are exempt from the maximum building height per Town Code Section 155-16, Paragraph A.**
3. The Developer has preliminary shown the building setbacks for this property at 50 feet for the front yard, side yard and back yard.

Permits Required for Proposed Site Work

The Developer should forward the following permits/approvals to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. DeIDOT – LONO/LONC and Entrance Permit.
2. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.

3. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.
7. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Sr. Project Manager

AJL/jd